

Worksession

Agenda Item #	8
Meeting Date	23 April 2007
Prepared By	Ilona Blanchard Senior Planner
Approved By	Barbara B. Matthews City Manager

Discussion Item	Discussion of Ethan Allen Gateway Design Charrette Proposals
Background	<p>The Ethan Allen Gateway - located at the intersection of New Hampshire Avenue and Ethan Allen - is the second largest of four commercial areas along the New Hampshire Corridor. To facilitate the redevelopment of this area, the Council authorized staff to proceed with the solicitation of proposals for a charrette process which would result in the development of a clear vision for the area.</p> <p>Four proposals were received on April 12, 2007 as a result of this solicitation. One of the four firms - TND Planning Group - substantially met the criteria selection developed for this project. As of the writing of this memorandum, staff is in the process of interviewing the firm and contacting its references. The outcome of this review will be presented to the Council during the April 23 worksession.</p> <p>The project will allow the Council, working in partnership with the community, to clearly define the development potential of the Ethan Allen Gateway. The illustrated vision document and plans, developed during the charrette process, would be used to guide future development and to market the area to potential investors.</p>
Policy	<p><u>Council Priorities - New Hampshire Avenue Corridor</u></p> <ul style="list-style-type: none"> • Conduct workshops for property and business owners and adjoining residential neighborhoods. • Market identified redevelopment opportunities to targeted developers. <p><u>Takoma Park Master Plan 2000</u></p> <ul style="list-style-type: none"> • Prepare a concept study to address streetscape, lighting, intersection and pedestrian crossing improvements, curb cut locations, circulation, sidewalk continuity, pedestrian and bikeway access to nearby neighborhoods, and area business revitalization.
Fiscal Impact	There is currently \$90,000 in funding set aside in the Housing and Community Development budget (#5400 - 6040) to offset the costs of securing development assistance for the proposed project. Specific cost information will be presented during the worksession.
Attachments	Summary of Proposals
Recommendation	Review and comment on staff recommendation.
Special Consideration	A single reading ordinance authorizing the execution of a contract for charrette services at Ethan Allen Gateway is tentatively scheduled for consideration on April 30.

**Ethan Allen Gateway Charrette
Proposals Received**

April 23, 2007

<u>Proposal</u>	<u>Cost</u>	<u>Comment</u>
Rhodeside & Harwell Goody Clancy	\$111,265 134,200 - 138,200	Proposal includes transportation engineer Cost dependant upon level of traffic analysis
The Onyx Group	96,556	Proposal does not include transportation engineer
TND Planning Group	89,900	Proposal includes transportation engineer

Review Criteria:

Project cost:.....	25 %
Experience and knowledge relating to other similar projects:.....	25 %
Proposed Process:.....	25 %
Schedule:.....	15 %
References:.....	10 %